

THE HUNTINGTON VILLAGE TOWNHOMES, INC
General Session Secretary Notes
June 27, 2018

General Session Opened at 7:05 pm

Board Members Present

Amber Faulkner (<i>Member at Large</i>)	✓	Mary Mulloy (President)	✓
Eric Sheets (<i>Treasurer</i>)	✓	Brenda Cooney (<i>Property Manager</i>)	✓
Jacob Calkins (<i>Vice President</i>)	✓		
Mark Stone (<i>Secretary</i>)	✓		

SPECIAL PRESENTATION

Bathroom Remodel - 24 Hour Construction (Will McBurney)

Presentation of initial idea of how to remodel the pool house bathroom

Proposal will be reviewed by the board - who should be seeking input from the community prior to making decisions

Prices ranges from \$28k to \$70K

HOMEOWNER FORUM (names omitted as requested - 8 people in attendance)

- Can “safe list” your car in the parking lot - find form on the VTH website
- The gardeners are working on a schedule in 4 quadrants that are fluid as needed in the community
- “Deadheading” the Birds of Paradise will be more of a focus
- “Bounce House Party” - concerned about how much noise kids parties generate - can there be a community policy to help prevent this? Particularly long party - from 10 am to 6pm - exhausting and exceptionally loud
- Curious to know if any homeowner has removed their fireplace?
- Who is responsible for spark arresters? Brenda to research.

COMMITTEE / VENDOR REPORT

ARCHITECTURAL COMMITTEE REPORT

- One request to understand why patio cover was denied.

LANDSCAPE REPORT

- Noted a homeowner and resident in the community has been harassing members of the Landscaping Crew both on the property and different locations around town
- Sprinklers are checked after mowing for any damage
- Looking for border to add to pool landscaping to prevent mulch from entering pool
- Most of the wood that is extending the back wall bordering the Yorktown Villas is rotten, falling down. Need to see what options are available, and working with their board, for improvements

Social Committee

- End of the summer party is being planned - possible date is Saturday August 25th
- Approved a budget not to exceed \$400

SECRETARY'S REPORT

- 05/23/18 General Session Minutes - Approved

TREASURER'S REPORT

- 05/31/18 Financial Statement - Approved
 - Phone line price is excessive - can that bill be reduced by removing lines. Must maintain one for security alarm.
 - Are there any laws regarding phone lines we need to be aware of?
- Management Billing 05/01/18

GENERAL BUSINESS

- Planter/seat around palm in pool area - approved - Eric opposed
- Playground Safety Inspection Report - tabled as playground improvements are in planning
- Vasin Sign Solutions New Pool Signs
 - new CA legislation requires specific signs that must be posted
- Termite Tenting Carports - tabled
 - would like more info about each company prior to making a decision
- Tot Lot Sand Replacement Options -
 - Approved to move forward with proposal removing the VTH logo at entryway
- Cal Landscape Tree Removal Proposal
 - Approved to remove tree on Cornwall contingent on a bid to replace with a new tree
- Power Washing Proposals
 - Tabled - Need to know how we can be sure water will not cause problems in homes of units that still have original windows and doors.
- Tree Trimming Proposals -
 - Approval to use the EarthCo proposal for tree trimming. - Flyers will be posted to alert residence when it will take place
 - Approved EarthCo to remove diseased Pepper Tree
- Ratify Village Nursery Invoice for Pool Planting - approved
- Replacement of Electrical Panels - tabled - need know what type of panel and the cost so each parking spot potentially could install an EV charger

ITEMS NEEDING IMMEDIATE ACTION

None

VTH 2018 GOAL LIST

1. *Update interior of Pool House (proposal in process)*
2. *Re-slurry Parking Lot - work to begin July 25th. Notification to be mailed to residents*
3. *EV /Tesla - Solar Power (proposal in process)*
4. *Carport Updates*
5. *Hardy Board replacing wood surfaces on homes with wood fronts*

6. *Updated Website (in process)*
7. *Monument Signs Replacement (signage was painted - replacement tabled for later date)*
8. *Hedging around entire community*
9. *Community Name Change (under discussion)*
10. *Rear Gates - enforcing one design to be used throughout community.*

NEXT MEETING

Wednesday, July 25, 2018

Meeting Adjourned 9:00 pm